



**Rent** £850 Per month

**Ref** #3396

## Address

**Address:** 46 Bridge Road,

**Postcode:** KT8 9HA

**Town:** East Molesey

**Area:** Surrey

## Location

Exceptionally sought after location in the popular Bridge Road, close to Hampton Court Station, the River and historic Hampton Court Palace.

## Description

Available by way of sub-lease is this well presented first floor commercial space measuring approximately 208 sq ft. Access is from the front, via our client's shop on the ground floor.

The property offers an excellent opportunity for a variety of businesses in this exceptionally popular street, whether to establish a presence in the area prior to committing to a longer-term lease, or for an existing occupier requiring additional space locally.

The premises are suitable for a range of uses falling within the E use class, subject to any necessary consents.

The ground floor is occupied by our client, who operates a boutique for dogs and their owners.

£150 per month contribution for utilities & WIFI,

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£850 Per month
<b>Legal fees:</b>	Not specified

## Features

- ✓ Available immediately
- ✓ Close to railway station
- ✓ Excellent trading location
- ✓ Tourist area

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

